

BOARD OF APPEAL REFERRALS

JULY 5, 1979

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8 Fenton Street, Dorchester
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6. Z-4464 Standard 45 Realty Trust *tabled*
45 Church Street, Boston
7. Z-4470 Ida Schwartz
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8. Z-4495 Mara Realty Company
588 Commonwealth Avenue and 706-716 Beacon Street,
Boston

MEMORANDUM

July 5, 1979

TO: BOSTON REDEVELOPMENT AUTHORITY
 FROM: Robert J. Ryan, Director
 SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 7/24/79

Z-4445
 Garrison Realty Trust
 13 Garrison Street, Boston
 near St. Botolph Street

Four-story masonry structure

District(s):	apartment <u>H-2</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: to change occupancy from four to five apartments.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Any dwelling converted for more families which does not meet the requirements of open space is forbidden in an H-2 district.		
17-1. Open space is insufficient.	150 sf	65 sf

Occupancy is existing and consistent with neighborhood density.
Recommend approval.

VOTED: In reference to Petition Z-4445, brought by Garrison Realty Trust, 13 Garrison Street, Boston, for a forbidden use and a variance for a change of occupancy from four to five apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Occupancy is existing and consistent with neighborhood density.



Z-4445
13 GARRISON ST.
(B.P.)

DARTMOUTH

AVENUE

STREET

BUCKINGHAM

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Board of Appeal Referrals 7/5/79

Hearing: 7/24/79

Z-4446
 Edmund Kulesza
 8 Fenton Street, Dorchester
 near Duncan Street

One-story metal structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: to erect one-story addition to private two-car garage.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Storage is forbidden in an R-.8 district.		
19-1. Side yard is insufficient.	10 ft.	5 ft.
20-1. Rear yard is insufficient.	40 ft.	11 ft.

Proposal would extend garage-storage use. No significant impact on neighborhood. Recommend approval.

VOTED: In reference to Petition Z-4446, brought by Edmund Kulesza, 8 Fenton Street, Dorchester, for a forbidden use and two variances to erect a one-story addition to a private two-car garage in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposal would not have a significant impact on neighborhood.



Z-4446

8 FENTON ST
(DOR.)

Board of Appeal Referrals 7/5/79

Hearing: 7/24/79

Z-4447

Rudolph D'Addario

1091 Bennington Street, East Boston
near Ashley Street

One-story masonry structure

District(s):	apartment_____	general business <u>B-1</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: to change occupancy from gas station to repair shop garage and outdoor display of five used cars.

Violation(s):

Section

Required

Proposed

8-7. Outdoor sale and display of new or used motor vehicles is conditional in a B-1 district.

Repair garage is existing. Recommend approval with provisos.

VOTED: In reference to Petition Z-4447, brought by Rudolph D'Addario, 1091 Bennington Street, East Boston, for a conditional use for a change of occupancy from gas station to repair shop garage and outdoor display of used cars in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that no auto body repair work be performed at any time; that there be no parking or storage of cars on the street; that there be no storage of gasoline on the premises; that any exterior lighting reflect downward to site and away from residential areas; that hours of operation be from 8 A.M. to 9 P.M.; that sign plans be submitted to the Authority for design review.

(E.B.)



Board of Appeal Referrals 7/5/79

Hearing: 7/31/79

Z-4450
Francis Mazzola
17 Sparhawk Street, Brighton
near Menlo Street

21,310 square feet of vacant land

District(s): apartment _____ general business _____ industrial _____
residential R-.5 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: to erect three-story 14-unit apartment structure.

Violation(s):			
<u>Section</u>		<u>Required</u>	<u>Proposed</u>
8-7.	Multi-family dwelling is forbidden in an R-.5 district.		
14-1.	Lot area is insufficient.	2 acres	21,310 sf
14-3.	Lot width is insufficient.	200 ft.	130 ft.
15-1.	Floor area ratio is excessive.	.5	.6
16-1.	Height of building is excessive.	2 stories	3 stories
17-1.	Open space is insufficient.	1,000 sf	605 sf

Scale and density are inappropriate for this one- and two-family neighborhood. Traffic generated by the proposal would have a severe impact on the street. Strong community opposition exists. Recommend denial.

VOTED: In reference to Petition Z-4450, brought by Francis Mazzola, 17 Sparhawk Street, Brighton, for a forbidden use and five variances to erect a three-story 14-unit apartment structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Scale and density are inappropriate for this one- and two-family neighborhood. Traffic generated by the proposal would have a severe impact on the street. Strong community opposition exists.



Z-4450
17 SPARHAWK ST.
(BRI.)

MC. KINNEY
PLAYGROUND

PLAYGROUND

PARKING

ST. COLUMBKILLE
SCHOOL

ST. COLUMBKILLE
CHURCH

PLACE

SANDERSON
ROAD

KEENAN
ROAD

ROAD

STREET

STREET

SAYBROOK
STREET

CYPRESS
ROAD

GARDENIA
STREET

MORROW
ROAD

ELMIRA
STREET

MONTCALM
AVENUE

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MAPLETON
STREET

PARKING

SPARHAWK
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HENSHAW
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FAHEUIL
STREET

Board of Appeal Referrals 7/5/79

Hearing: 7/31/79

Z-4454

Stephen and Ignazio Lococo
 7 Shenandoah Street, Dorchester
 near Carruth Street

District(s): apartment R-.5 general business industrial
 residential local business waterfront
 single family manufacturing

Purpose: to change occupancy from one-family dwelling to two-family dwelling.

Violation(s):

SectionRequiredProposed

8-7.	Any dwelling converted for more families which does not meet the requirements of lot area is forbidden in an R-.5 district.		
14-2.	Lot area is insufficient.	8,000 sf	5,588 sf
20-1.	Rear yard is insufficient.	40 ft.	26 ft.

Proposal will legalize an existing condition. Violations are technical. There is community support. Recommend approval.

VOTED: In reference to Petition Z-4454, brought by Stephen and Ignazio Lococo, 7 Shenandoah Street, Dorchester, for a forbidden use and two variances for a change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Use is existing. Violations are technical. There is community support.



Z-4454

7 SHENANDOAH ST.
(DOR.)

Board of Appeal Referrals 7/5/79

Hearing: 7/24/79

Z-4464
 Standard 45 Realty Trust
 45 Church Street, Boston
 at Winchester Street

Two-story structure

District(s):	apartment <u>H-2</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: to change occupancy from film exchange and office to
 lodging house.

Violation(s):

SectionRequiredProposed

8-7. Lodging house is conditional in an H-2
 district.

Property will be conveyed to Boston Seaman's Friend Society, which will provide 8 to 10 lodging rooms and food for seamen who are between ships. Reading-recreation rooms and staff offices are also included. Present structure at 7 Park Square has been taken by State DPW for its transportation building. Recommend approval with provisos.

VOTED: In reference to Petition Z-4464, brought by Standard 45 Realty Trust, 45 Church Street, Boston, for a conditional use for change of occupancy from film exchange and office to lodging house in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that overnight occupancy not exceed 15 persons; that lodging and food service not be made available to the general public; that no liquor be allowed on premises; that use expire upon sale, lease, or other disposition of property; that plans for any exterior changes be submitted to the Authority for design review.



Z-4464
45 CHURCH ST.
(B.P.)

(TOLL)

SHAWMUT

ARLINGTON BO.

TURNPIKE

CORNING

STREET

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BROADWAY

COLUMBUS

CHURCH

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Board of Appeal Referrals 7/5/79

Hearing: 7/31/79

Z-4470

Ida Schwartz

933 East Second Street, South Boston
near Farragut Road

One-story masonry structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: to change occupancy from office and warehouse to office and warehouse for distribution and storage of wholesale electrical supplies.

Violation(s):

SectionRequiredProposed

- 9-2. Change in a nonconforming use requires Board of Appeal hearing.

Structure is currently vacant and its interior vandalized. New owner's improvement plans will enhance the area. Proposal has community support.
Recommend approval with proviso.

VOTED: In reference to Petition Z-4470, brought by Ida Schwartz, 933 East Second Street, South Boston, for a change in a nonconforming use for a change of occupancy from office and warehouse to office and warehouse for distribution and storage of wholesale electrical supplies in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that landscaping (trees) be provided at rear of parking area to screen nearby residential properties.



FARRAGUT

STREET

STREET

BROADWAY

STREET

STREET

ROAD

SECOND

THIRD

FOURTH

FIFTH

STREET

PLAYGROUND

EAST

EAST

EAST

EAST

EAST

STREET

AQUARIUM
SKATING RINK

PARKING AREA

Z-4470
933 EAST SECOND ST.
(S.B.)

NURSE
SCHOOL

MAZARETH
GRADE SCHOOL
(GRAM.)

ST BRIGGS
CHURCH
(R.C.)

MAZARETH
HIGH SCHOOL

ST. MARY'S
THE REDEMPTOR

LEONARD

SCOTT PLACE

CHURCH

Board of Appeal Referrals 7/5/79

Hearing: 7/24/79

Z-4495

Mara Realty Company
588 Commonwealth Avenue and
706-716 Beacon Street, Boston

Five-story brick and concrete structure.

District(s): apartment_____ general business B-4 industrial_____

residential_____

local business_____

waterfront_____

single family_____

manufacturing_____

Purpose: to change occupancy from light manufacturing, photographic film developing, seven retail stores, and restaurant to light manufacturing, seven retail stores, restaurant, and studio, lecture room, and administrative offices for art school.

Violation(s):

Section

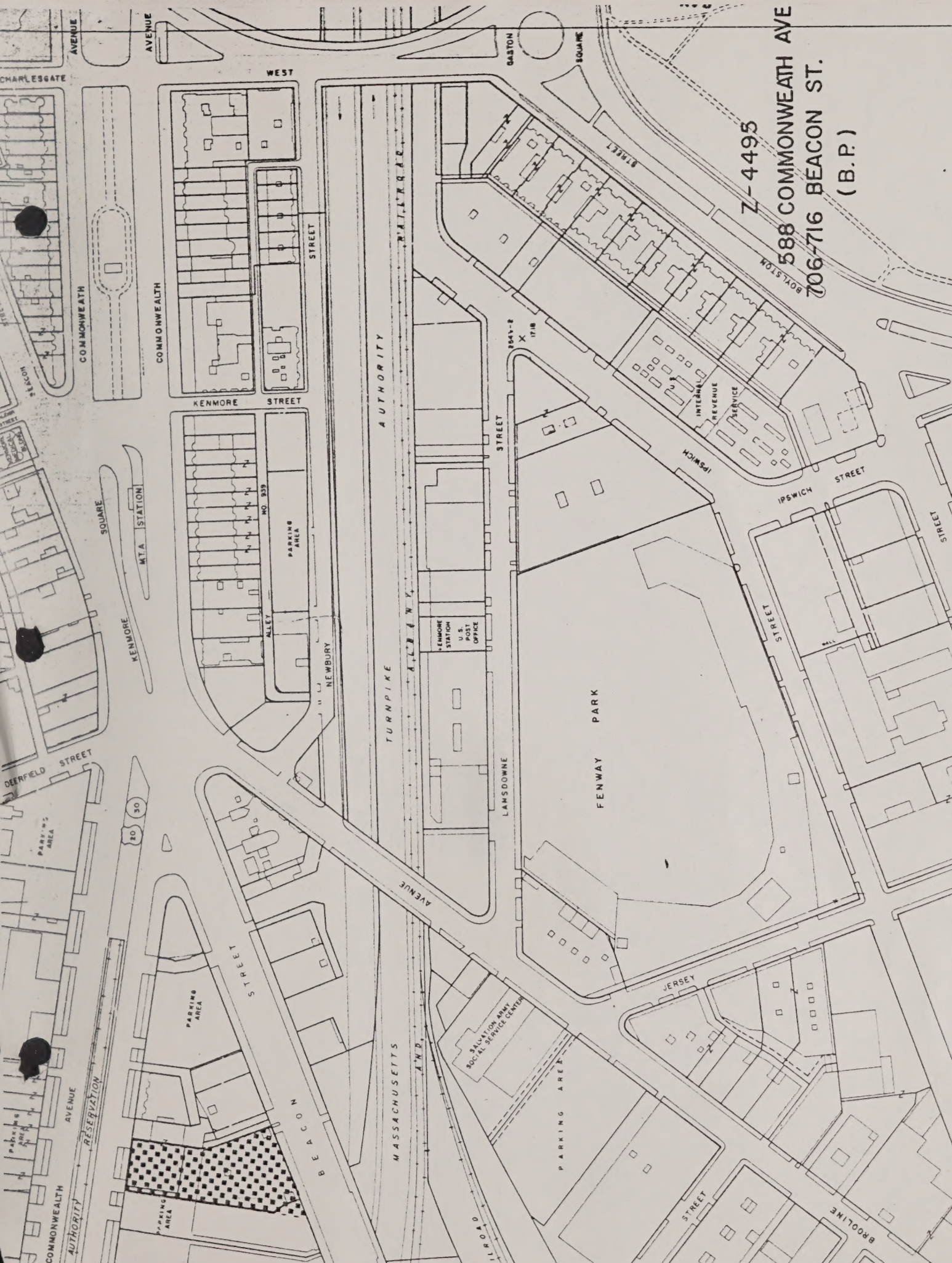
Required

Proposed

8-7. Art school is conditional in a B-4 district.

The adjacent Art Institute of Boston proposes to lease ground floor space vacant for several years, for its design department, admissions office, and a student gallery. Occupancy is compatible with this general commercial area. Recommend approval.

VOTED: In reference to Petition Z-4495, brought by Mara Realty Company, 588 Commonwealth Avenue and 706-716 Beacon Street, Boston, for a conditional use for a change of occupancy from light manufacturing, photographic film developing, seven retail stores, and restaurant to light manufacturing, seven retail stores, restaurant, and studio, lecture room, and administrative offices for art school in a general business (B-4) district, the Boston Redevelopment Authority recommends approval. Occupancy is compatible with this general commercial area.



Z-4495

588 COMMONWEALTH AVE

706-716 BEACON ST.

(B.P.)